084.0	0003	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	584,200 /	584,200
					USE VALUE:	584,200 /	584,200
					ASSESSED:	584,200 /	584,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WASHINGTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURGE ROBERT S/ TRUSTEE
Owner 2:	LEXINGTON DEVELOPMENT REALTY
Owner 3:	TRUST
Street 1:	PO BOX 134
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	MC VAY LANCE -
Owner 2:	-
Street 1:	11 WASHINGTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 988 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	139,000		445,200	584,200
Total Card	0.165	139,000		445,200	584,200
Total Parcel	0.165	139,000		445,200	584,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 591.30 | /Parcel: 591.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52891

GIS Ref

GIS Ref

Insp Date 10/20/18

!6859!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 084.0-0003-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	139,000	0	7,200.	445,200	584,200	584,200	Year End Roll	12/18/2019
2019	101	FV	146,900	0	7,200.	438,800	585,700	585,700	Year End Roll	1/3/2019
2018	101	FV	146,900	0	7,200.	337,100	484,000	484,000	Year End Roll	12/20/2017
2017	101	FV	146,900	0	7,200.	318,000	464,900	464,900	Year End Roll	1/3/2017
2016	101	FV	146,900	0	7,200.	292,600	439,500	439,500	Year End	1/4/2016
2015	101	FV	146,100	0	7,200.	273,500	419,600	419,600	Year End Roll	12/11/2014
2014	101	FV	146,100	0	7,200.	251,900	398,000	398,000	Year End Roll	12/16/2013
2013	101	FV	146,100	0	7,200.	251,900	398,000	398,000		12/13/2012

PRINT

Date	Time
12/10/20	21:33:53

LAST REV

Date	Time
04/14/20	15:04:09
mmcmakin	
6859	

USER DEFINED

Prior Id # 1:	52891
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC VAY LANCE,	74243-515	1	3/5/2020		450,000	No	No		
	14008-515		7/1/1980		63,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
4/7/2009	Measured	372	PATRIOT
5/6/2000	Inspected	276	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	264	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.88	6									445,198						445,200	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,198 | Spl Credit | Total: 445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	232884
Depreciation:	93852
Depreciated Total:	139032

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1			HB				

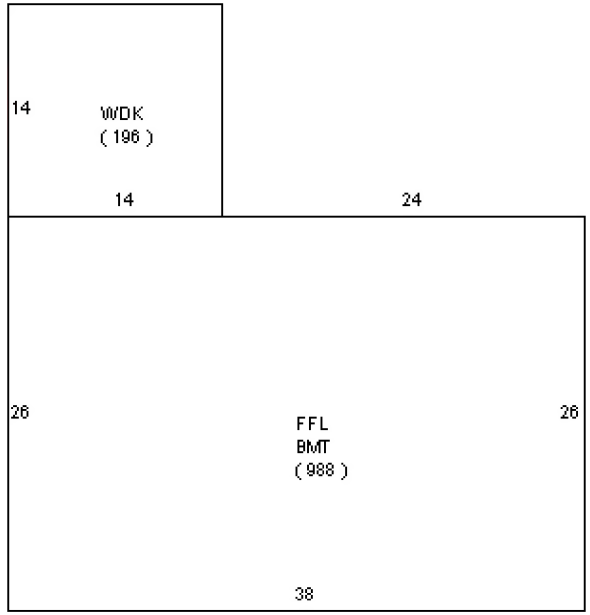
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	38.470	38,010
FFL	First Floor	988	128.240	126,698
WDK	Deck	196	11.100	2,176

Net Sketched Area:	2,172		Total:	166,884	
Size Ad	988	Gross Are	2172	FinArea	988

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	64.00
Final Total:	139000	Val/Su SzAd	140.69

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

084.0-0003-0012.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---